

**Board of Registration of Real Estate Brokers and Salespersons  
1000 Washington Street, Boston, MA 02118  
Minutes of November 8, 2017**

**Members Present:**

Kevin Sears, Chair, Industry Member  
Stanley Zoll, Public Member  
Peter Ruffini, Industry Member  
Kimberly Allard-Moccia, Industry Member

**Members Not Present:**

Neil St. Clair, Public Member

**Administrative Staff Present:**

Ann-Margarette Barry, Executive Director  
Charles Kilb, Board Counsel  
James O'Connor, Board Counsel

**Public Present:**

Michael McDonagh, General Counsel of Massachusetts Association of Realtors (MAR)

Kevin Sears, Chair, opened the meeting at 10:47am.

**Evacuation Procedures:** James O'Connor reviewed the Evacuation Plan.

**Vote on Minutes of September 5, 2017:** A motion to approve the minutes was made by Kevin Sears, seconded by Kimberly Allard-Moccia and unanimously adopted by the Board.

**Executive Director's Report to the Board:**

Education Subcommittee: Kimberly Allard-Moccia summarized the meeting of October 27, 2017 that the group reviewed Staff's advisory interpretation of regulations.

**Board Counsel's Report to the Board:**

The Board's new attorney shall be James O'Connor.

**Investigative Conference – Closed Session under MGL ch. 112, section 65C -** A motion to enter into Investigative Conference – Closed Session under MGL ch. 112, section 65C was made by Peter Ruffini, seconded by Stanley Zoll and unanimously adopted by the Board.

**Investigative Conference – Prosecutor Paul Franzese – Closed Session under MGL ch. 112, section 65C: 2016-000932-IT-ENF (MS) and (2016-000432-IT-ENF (GG):** The Board provided the Prosecutor with guidance.

**Executive Session – Closed Session under MGL ch. 30A, Section 21 - Good Moral Character**

A motion to enter into Executive Session – Closed Session under MGL ch. 30A, Section 21 - Good Moral Character was made by Peter Ruffini, seconded by Stanley Zoll and unanimously adopted by the Board.

**Investigative Conference – Closed Session under MGL ch. 112, section 65C** - A motion to enter into Investigative Conference – Closed Session under MGL ch. 112, section 65C was made by Peter Ruffini, seconded by Stanley Zoll and unanimously adopted by the Board.

**Prosecutor Jenna Hentoff – Closed Session under MGL ch. 112, section 65C:**

- a. RE-16-019 (RB): The Board provided the Prosecutor with guidance.
- b. RE-16-112 (NN): The Board provided the Prosecutor with guidance.
- c. 2016-000372-IT-ENF (EP): The Board provided the Prosecutor with guidance.

**Prosecutor Mary Pixley – Closed Session under MGL ch. 112, section 65C: 2015-001472-IT-ENF and 20151005RE125-IT-ENF (AG):** The Board provided the Prosecutor with guidance.

**Investigative Conference**

RE-2017-001186 (JA): A motion to dismiss was made by Kevin Sears, seconded by Peter Ruffini and unanimously adopted by the Board.

Christopher Griffin 2017-000124-it-enf: A motion to dismiss was made by Kevin Sears, seconded by Peter Ruffini and unanimously adopted by the Board.

**A motion to enter into Final Decision and Order – Quasi-Judicial: Closed Session under MGL ch. 30A, Section 18 was made by Peter Ruffini, seconded by Stanley Zoll and unanimously adopted by the Board.**

RE-16-087 (TS): The Board imposed discipline.

RE-15-128 (CD): The Board imposed discipline.

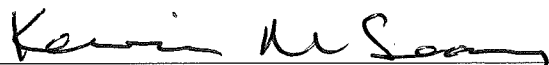
RE-13-502 (MG): The Board imposed discipline.

A motion to enter Open Session was made by Peter Ruffini, seconded by Kimberly Allard-Moccia and unanimously adopted by the Board.

**List of Documents:**

1. Agenda dated November 8, 2017
2. Minutes dated September 5, 2017

Chair Kevin Sears made a motion to adjourn the meeting at 3:50pm, seconded by Peter Ruffini and unanimously adopted by the Board.



Kevin Sears, Chair, Real Estate Brokers and Salespersons Board